

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: OCTOBER 11, 2007**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐ Consent ☒ Discussion

**SUBJECT:**

**VAR-24207 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SUZAN BAUCUM** - Request for a Variance TO ALLOW A TEN-FOOT REAR YARD SETBACK WHERE 35 FEET IS THE MINIMUM REQUIRED FOR AN ADDITION TO AN EXISTING SINGLE FAMILY RESIDENCE at 3017 Campbell Circle (APN 139-32-212-009), R-E (Residence Estates) Zone, Ward 1 (Tarkanian)

**IF APPROVED, C.C.: 11/07/2007**

**IF DENIED, P.C.: FINAL ACTION (Unless appealed within 10 days)**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**1**

**City Council Meeting**

**0**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**2**

**City Council Meeting**

**0**

**RECOMMENDATION:**

**DENIAL**

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Submitted after final agenda – Protest/support postcards

Motion made by STEVEN EVANS to Approve subject to conditions

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

STEVEN EVANS, SAM DUNNAM, LEO DAVENPORT, BYRON GOYNES, DAVID STEINMAN; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-GLENN TROWBRIDGE, RICHARD TRUESDELL)

NOTE: COMMISSIONER DUNNAM disclosed that he and Mr. MARS attended the same high school, but has had no discussion with him regarding the issue and would vote on the item.

Minutes:

CHAIRMAN DAVENPORT declared the Public Hearing open.

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ANDY REED, Planning and Development Department, stated that an alternative design would meet the setback requirements and a variance would not be required. Staff recommended denial.

TODD MARS, 3017 Campbell Circle, on behalf of the applicant, stated that based on the space available and the ease of construction, the design was selected for its appeal and architectural elevations.

COMMISSIONER EVANS asked whether the variance would have an impact on anyone.

COMMISSIONER STEINMAN acknowledged the letters from adjacent neighbors but pointed out that because of the density of trees, the property would be well shielded.

CHAIRMAN DAVENPORT declared the Public Hearing closed.

